

Examination of the Part 2 Local Plan for Corby

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13 February 2020

Dear Mr Begley,

Examination of the Part 2 Local Plan for Corby (P2LP)

1. As you are aware, I have been appointed to examine the Part 2 Local Plan (P2LP) and I have commenced my preparation. I have a number of initial questions which I set out below. The response to these matters will help inform how the Examination should proceed and enable me to better focus my Matters, Issues and Questions. I may have further questions as my preparation continues.

Proposed changes

2. I note the Council has suggested proposed changes to the Plan in response to representations received during the consultation on the Publication version. These are outlined in the Schedule of Proposed Changes dated December 2019.
3. From my initial perusal of this Schedule, it appears that several of the proposed amendments would have a material effect on the Local Plan's policies and the interpretation of them. Therefore, they clearly fall outside the scope of "additional modifications" as set out in the Planning and Compulsory Purchase Act 2004. As these changes have not been consulted on, they should be considered as Main Modifications (MM) to the Plan?

4. It would be helpful if the Council could provide a separate schedule of the proposed changes indicating which ones it considers form Main Modifications (MM) and which form Additional Modifications (AM). Any further proposed changes should be similarly categorised. The Schedule should also include a column explaining the reason for the change.

Duty to Cooperate (DtC)

5. I note that the North Northampton Joint Planning Unit, as strategic policy making authority, maintains Statements of Common Ground to document cross boundary matters and progress in cooperating. Does the Council wish to rely on these to demonstrate that the DtC has been met? If so, could I be provided with further details please.
6. Paragraph 2.61 of the revised DtC Statement dated December 2019 refers to an email dated 11 November 2019 from Natural England confirming their satisfaction that the concerns raised had been addressed by the Council. Please provide a copy.
7. I note the Council's intention to seek a Statement of Common Ground with LocatEd. Please provide an update on its preparation.

Local Development Scheme (LDS)

8. The LDS makes no reference to the preparation of the Place Shaping Supplementary Planning Document (SPD) referred to in the P2LP. What is the timetable for its production? Should any other SPD's be referenced?

Habitat Regulations Assessment (HRA)

9. Please provide a copy of the written correspondence with Natural England confirming that they find the HRA to be acceptable.

Housing

10. I note the Council is proposing to prepare a Housing Background Paper. What progress is being made with this?
11. Does the Plan identify land to accommodate at least 10% of housing requirements on sites no larger than one-hectare as per paragraphs 68 and 69 of the Framework? Evidence could be provided within the above Background Paper to confirm whether this is the case and if not the reasons why this level cannot be achieved.

Sustainable Urban Areas - SUE's

12. By way of background, it would be helpful if the Council could prepare a position statement in respect to the SUE's eg. planning status, has a Masterplan been approved, commencement date, number of dwellings delivered and at what delivery rate, infrastructure needs etc.

Policy 17- Villages and Rural Areas - Settlement Boundaries

13. What methodology has been used to assess and define the settlement boundaries. Where is the evidence to show the outcome of this assessment and to justify any boundary changes proposed?

Retail

14. Joint Core Strategy (JCS) Policy 12 c) requires a minimum increase of 12,500 square metres net of comparison floorspace by 2031. How is this provided for in the Plan?

Policy TC1

15. I note that there are ongoing discussions with Historic England regarding the wording of this Policy. Please provide an update.

Superseded Policies

16. In order to comply with the legislation, the P2LP should specify which policies it supersedes. This should form an appendix to the Plan. This can be added as a MM in due course.

Next Steps

17. It would be helpful if you could provide me with a response to the questions above by Friday 28 February 2020. If more time is required for any matter, please let me know. In order to maintain transparency and potentially assist other participants, please place a copy of this document and your response on the examination website.
18. I will circulate a draft Matters, Issues and Questions Paper and a draft hearing programme and Guidance Notes in due course. Please note the Council will need to give at least 6 weeks' notice before the start of the first hearing. As previously discussed, the hearings are proposed to commence on Tuesday 8 June 2020 lasting no more than 4 days.

19. If you have any questions, please contact me via the Programme Officer.

Helen Hockenhull

INSPECTOR

13 February 2020